



## Planning & Zoning Analysis

### CASE NO.

**LDOZ-06-2012**

**Petitioner(s)**

Johnson Concrete

**Owner(s)**

Johnson Concrete & Darrin Brown

**Representative(s)**

Johnson Concrete

**Address(s)**

Unnumbered Klumac Rd and 1-3 Carolina St

**Tax Map - Parcel(s)**

017-099, 017-177, 017-183, 017-180

**Size / Scope**

Approximately 1.2 acres (4 parcels)

**Location**

Vacant tract along Klumac Rd across from Johnson Concrete and three (3) homes fronting Carolina St.

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### PETITIONER REQUEST

**Request to amend the Land Development District Map by rezoning approx. 1.2 acres (4 parcels) from CORRIDOR MIXED-USE (CMX) to LIGHT INDUSTRIAL (LI)**

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### ZONING

**Existing Base District Zoning:**

*Corridor Mixed-Use (CMX) district*

**(No dwelling unit maximum per acre)**

The Corridor Mixed-Use District is coded to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of auto-oriented uses along the City's major thoroughfares. Developments in this district should be traditionally detailed and encourage pedestrian use through connections to adjacent neighborhoods and the construction of vertically mixed-use buildings.

**Proposed Base District Zoning:**

*Light Industrial (LI) district*

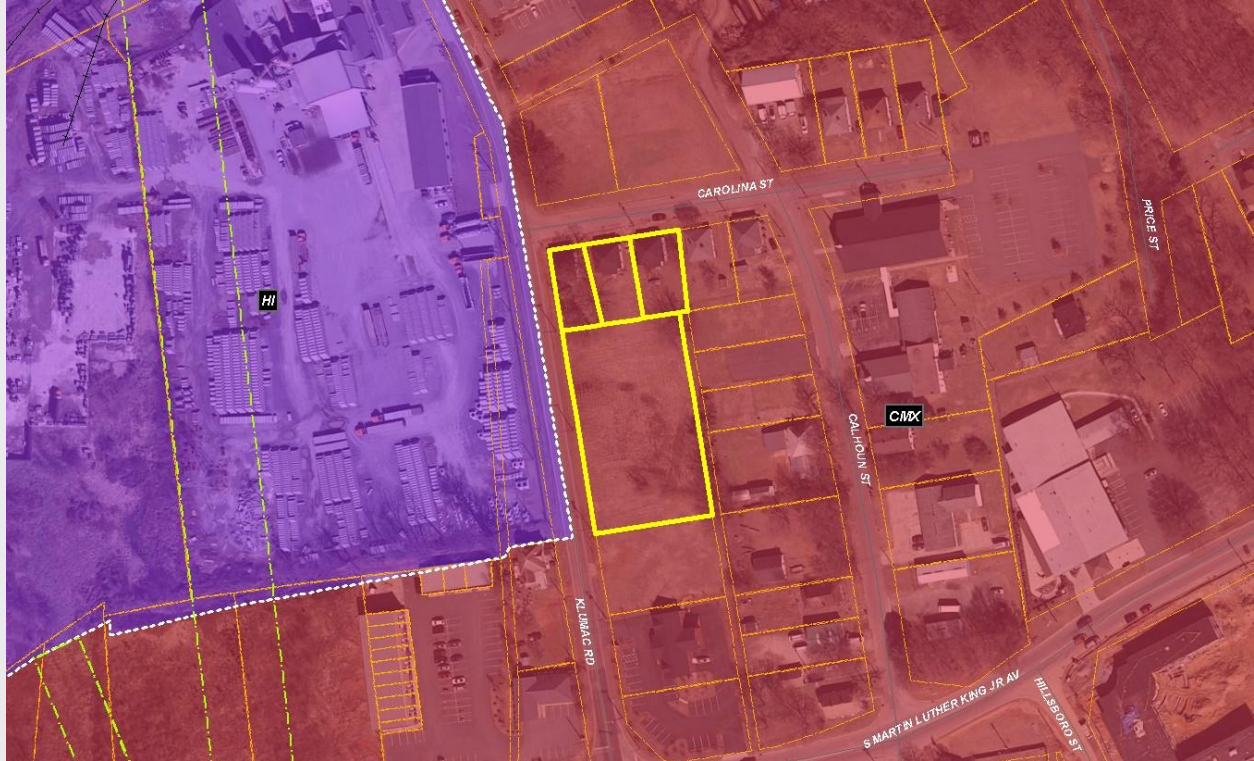
**(Residential prohibited)**

The Light Industrial District is coded to permit the development and operation of light and/or flex space uses that are typically too large in scale to fit within a neighborhood environment and should be buffered from surrounding neighborhood uses. Light Industrial districts may not be used for retail uses except for those uses clearly subordinate to any on-site principal use such as a sales showroom for a warehouse. In the interest of economic development this District is reserved for non-residential uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

**Existing Zoning Overlay(s):**

None

## ZONING W/ AERIAL IMAGERY



## ADJACENT LAND USES & ZONING

<u>Location (True)</u>	<u>Existing Land Uses</u>	<u>Existing Zoning</u>
North of area	Vacant parcels across Carolina St	CMX
East of area	Residential & Religious Institution	CMX
South of area	Commercial (Office)	CMX
West of area	Heavy Industrial across Klumac Rd	HI

## LAND DEVELOPMENT ORDINANCE

### Uses

See the Use Matrix in Ch. 2 of the LDO

### Specific District Provisions

The following district-specific provisions apply to Light & Heavy Industrial:

- Building Design Standards (materials & façade improvements) for buildings w/in 100 feet of a public street.
- District and property exterior buffers/setbacks for primary and accessory structures.

### Building Types

The following building types are permitted in LI:

- Commercial
- Institutional

### Recreational Open Space

N/A

### Landscaping

Any new development in the LI shall provide a(n):

- 'B' buffer yard (10') against the CMX district
- NOTE: Part of the specific district provisions require an undisturbed 30-foot buffer along the district boundary

### Signage

The following sign types/sizes are permitted in LI:

- Ground: Max 100 sf and 30 ft in height
- Wall: Max 2 sf per linear foot of building wall
- Canopy: Max 75 sf

### Existing Road Frontages

<b>Klumac Rd:</b>	<b>Recommended Minor Thoroughfare</b>
	2011 AADT: ~3,500 vpd
<b>Carolina St:</b>	<b>Local Road</b>
	AADT unavailable

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### STAFF COMMENT

As part of the forthcoming NC-DOT Klumac Road realignment and railroad crossing grade separation, Johnson Concrete must vacate property to the west of their operational facility that is currently being used as an outdoor storage / lay down yard. They propose to relocate stored materials to the vacant tract across Klumac Road.

Johnson purchased the vacant tract across Klumac Road with intentions of expansion or relocation of storage yard materials. Having spoken with company leadership prior to their filing this rezoning petition, staff also learned that long-term goals of the operation are to continue growth and expansion across Klumac Road. Exactly which properties has yet to be determined, but with the closure and dead-ending of the existing Klumac Road surface crossing, physical expansion is more of a reality with Klumac not acting as a barrier.

The three homes fronting Carolina Street were included in the petition because Johnson is currently negotiating purchase from the current owner, Darrin Brown. Staff recommended including these three properties so that the LI zoning is extended to the corner of Klumac and Carolina, will establish the homes as non-conforming structures and uses, and will facilitate ease of ingress/egress with future improvements. Staff is certainly aware that the three homes are occupied, but if the company purchases these properties and is successful with this rezoning, the long-term viability of these properties as residential is significantly diminished.

Staff would also like to note that this entire area (both sides of Klumac, Carolina, MLK, etc.) was entirely zoned Light Industrial prior to adoption of the Salisbury Land Development Ordinance. The zoning map conversion down-zoned the area to CMX because all of the residential in the area would have become non-conforming under the new LDO-based Light Industrial classification.



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### POLICY

#### **Vision 2020 Comprehensive Plan** *Policy I-5*

*Industries adjoining existing residential uses shall provide and maintain for adequate screening and buffering. New residential development moving into an area adjoining an existing industrial use shall have the burden of providing for its own screening and buffering.*